

RESOLUTION NO. 95-93

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA APPROVING THE PURCHASE OF A 10' X 1850' STRIP OF PROPERTY FOR ADDITIONAL RIGHT-OF-WAY TO GAINES ROAD.

WHEREAS, the County has plans to pave and improve the drainage on Gaines Road, access to the St. Augustine Technical Center North Campus; and

WHEREAS, acquisition of an additional easterly 10' strip of right-of-way is required to build the proposed paving and drainage improvements to the current 60' County standard, as more fully shown and described in the survey, attached hereto as Exhibit A, incorporated by reference and made a part hereof; and

WHEREAS, as owners of the adjoining property, Richard O. Watson and his wife have agreed to sell to the County the required 10' for \$4,500.00.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA as follows:

1. The purchase of the additional right-of-way is hereby approved and the Warranty Deed in substantially the form attached hereto in Exhibit A is accepted.

2. The Clerk is instructed to file the Title Binder and record the Deed in the official records of St. Johns County, Florida.

PASSED AND ADOPTED this 23 day of May, 1995.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

BY: Barbara Ward  
Chairman

ATTEST: CARL "BUD" MARKEL, Clerk

BY: Alicia DeGrande  
Deputy Clerk

**This Warranty Deed**

*Exh. A*

Made this \_\_\_\_\_ day of **May** A.D. 19 **95**  
by **MARGARET POPE WATSON**, a married woman  
conveying her separate non-homestead  
property

hereinafter called the grantor, to  
**ST. JOHNS COUNTY, FLORIDA**, a political  
subdivision of the State of Florida

whose post office address is:  
**P.O. Drawer 349, St. Augustine,**  
**Florida 32085-0349**  
Grantees' Tax Id # :

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of \$ **10.00**  
and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Johns**  
County, Florida, viz:

**See Schedule A attached hereto and by this reference made a part hereof.**

**SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.**

**Parcel Identification Number: 073320-0000 & 082550-0000**

**Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.**

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 **94**

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Name: \_\_\_\_\_

Name & Address: **Margaret Pope Watson** LS

Name: \_\_\_\_\_

Name & Address: \_\_\_\_\_ LS

Name: \_\_\_\_\_

Name & Address: \_\_\_\_\_ LS

Name: \_\_\_\_\_

Name & Address: \_\_\_\_\_ LS

State of **Florida**  
County of **St. Johns**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of **May**, 19 **95**,  
by **Margaret Pope Watson**

who is personally known to me or who has produced \_\_\_\_\_ as identification.

Print Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**PREPARED BY:**  
**RECORD & RETURN TO:**  
**North Florida Title Company**  
**P.O. Box 2186**  
**St. Augustine, Florida 32085-2186**

**File No: 95-6287SA**

Schedule A

A part of Section 81 and Government Lots 12 and 13, Section 35, Township 6 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

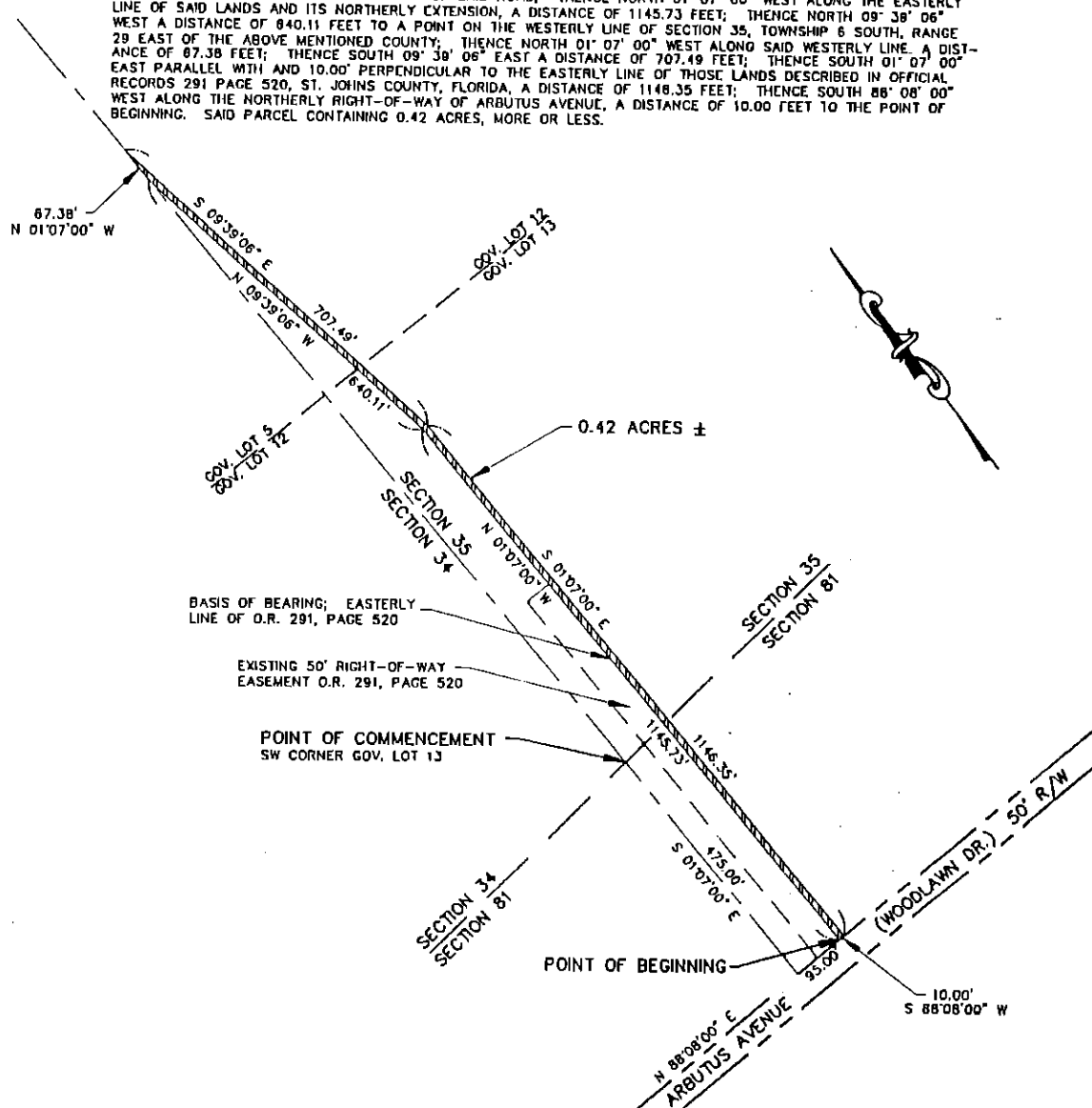
Commence at the Southwest corner of Government Lot 13, of the above mentioned Section 35; thence South  $01^{\circ}07'00''$  East, along the Westerly line of said Government Lot 13, a distance of 475 feet, more or less, to the Northerly right-of-way of Arbutus Avenue (Woodlawn Drive), as now established as a 50 foot right-of-way; thence North  $88^{\circ}08'00''$  East, along the Northerly line of said right-of-way, a distance of 95.00 feet to the Point of Beginning, said point also being the intersection of the Easterly line of those lands as described in Official Records Book 291, page 520, St. Johns County, Florida, with the Northerly right-of-way line of said road; thence North  $01^{\circ}07'00''$  West, along the Easterly line of said lands and its Northerly extension a distance of 1145.73 feet; thence North  $09^{\circ}39'06''$  West, a distance of 640.11 feet to a point on the Westerly line of Section 35, Township 6 South, Range 29 East, of the above mentioned County; thence North  $01^{\circ}07'00''$  West, along said Westerly line, a distance of 67.38 feet; thence South  $09^{\circ}39'06''$  East, a distance of 707.49 feet; thence South  $01^{\circ}07'00''$  East, parallel with and 10.00 feet perpendicular to the Easterly line of those lands described in Official Records Book 291, page 520, St. Johns County, Florida, a distance of 1146.35 feet; thence South  $88^{\circ}08'00''$  West, along the Northerly right-of-way of Arbutus Avenue, a distance of 10.00 feet to the Point of Beginning.

SKETCH OF DESCRIPTION

(NOT A BOUNDARY SURVEY)

A PART OF SECTION 81, AND GOVERNMENT LOTS 12 AND 13 OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 20 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 13, OF THE ABOVE MENTIONED SECTION 35; THENCE SOUTH 01° 07' 00" EAST ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 13, A DISTANCE OF 475 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT-OF-WAY OF ARBUTUS AVENUE (WOODLAWN DRIVE) AS NOW ESTABLISHED AS A 50 FOOT RIGHT-OF-WAY; THENCE NORTH 88° 08' 00" EAST, ALONG THE NORTHERLY LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 95.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE INTERSECTION OF THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS 291 PAGE 520, ST. JOHNS COUNTY, FLORIDA, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ROAD; THENCE NORTH 01° 07' 00" WEST ALONG THE EASTERLY LINE OF SAID LANDS AND ITS NORTHERLY EXTENSION, A DISTANCE OF 1145.73 FEET; THENCE NORTH 09° 38' 06" WEST A DISTANCE OF 840.11 FEET TO A POINT ON THE WESTERLY LINE OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 20 EAST OF THE ABOVE MENTIONED COUNTY; THENCE NORTH 01° 07' 00" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 87.38 FEET; THENCE SOUTH 09° 38' 06" EAST A DISTANCE OF 707.49 FEET; THENCE SOUTH 01° 07' 00" EAST PARALLEL WITH AND 10.00' PERPENDICULAR TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 291 PAGE 520, ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 1148.35 FEET; THENCE SOUTH 88° 08' 00" WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF ARBUTUS AVENUE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 0.42 ACRES, MORE OR LESS.



BASIS OF BEARING; EASTERLY LINE OF O.R. 291, PAGE 520

EXISTING 50' RIGHT-OF-WAY EASEMENT O.R. 291, PAGE 520

POINT OF COMMENCEMENT SW CORNER GOV. LOT 13

POINT OF BEGINNING

SURVEYOR'S NOTES:

1. BEARING DATUM BASED ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN O.R. 291 PAGE 520.
2. THIS SKETCH IS NOT A SURVEY.
3. THIS SKETCH PREPARED FOR THE BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA.

DRAWN BY: C.J.P.  
 SCALE: 1" = 200'  
 CADD NAME: TECHLGLDWG  
 PROJECT NO.:  
 F.B. N/A PG.  
 WILD NAME: N/A

SURVEYOR'S CERTIFICATE:

THIS CERTIFIES THAT A DESCRIPTION AND SKETCH OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE DESCRIPTION AND SKETCH MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 81G-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. AND THAT THE SKETCH HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

DATE SIGNED April 10 19 95

*Terry Burden*  
 TERRY BURDEN, PLS  
 NO. 3261

DATE DRAWN APRIL 8 19 95

NOT VALID UNLESS SIGNED, DATED AND EMBOSSED WITH SEAL.

LEGEND:

O.R. = OFFICIAL RECORD  
 GOV. = GOVERNMENT  
 R/W = RIGHT-OF-WAY  
 DR. = DRIVE

ST. JOHNS COUNTY PUBLIC WORKS DEPARTMENT

ENGINEERING DIVISION  
 4020 LEWIS SPEEDWAY - P.O. DRAWER 349  
 ST. AUGUSTINE, FLORIDA 32085  
 (904) 823-2450



COMMITMENT  
FOR  
TITLE INSURANCE

COMMITMENT NO.

CM-1-0269-1198

ISSUED BY

**AMERICAN PIONEER  
TITLE INSURANCE COMPANY**

AMERICAN PIONEER TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

The Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six (6) months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

This Commitment shall not be valid or binding until Schedule A has been countersigned by either a duly authorized agent or representative of the Company and Schedule B has been attached hereto.

*IN WITNESS WHEREOF:* AMERICAN PIONEER TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed and by these presents to be signed in facsimile under authority of its by-laws, effective as of the date of Commitment shown in Schedule A.

Issued by:

AMERICAN PIONEER TITLE INSURANCE COMPANY

NORTH FLORIDA TITLE COMPANY  
93-A ORANGE STREET  
P. O. BOX 2186  
ST. AUGUSTINE, FL 32085-2186



By:

*Ray W. Lucertio*  
President

Attest:

*George P. Danie*  
Secretary

**SCHEDULE A**

OFFICE FILE NUMBER <b>95-6287SA</b>	AGENT/BRANCH ID NUMBER <b>0269</b>	REINSURANCE NUMBER	LOAN AMOUNT
COMMITMENT NUMBER <b>CM-1-0269-1198</b>		EFFECTIVE DATE & TIME <b>April 28, 1995 @04:00 PM</b>	OWNERS AMOUNT <b>\$4,500.00</b>
			OTHER AMOUNT

1. Policy or Policies to be issued:  
ALTA LOAN POLICY - (10-17-92) (Florida Modified)  
Proposed Insured:

ALTA OWNER'S POLICY, FORM B - (10-17-92) (Florida Modified)  
Proposed Insured:

**St. Johns County, a political subdivision of the State of Florida**

Other:  
Proposed Insured:

2. The estate or interest in the land described or referred to in the Commitment and covered herein is  
**FEE SIMPLE**

and is at the effective date hereof vested in:  
**Margaret Pope Watson**

3. The Land is described as follows:

**See Attached Schedule A**

  
\_\_\_\_\_  
Countersigned Authorized Signatory

Issued by:  
**North Florida Title Company  
P.O. Box 2186  
St. Augustine, FL 32085-2186**

**NOTE:** This Commitment consists of insert pages labeled in Schedule A, Schedule B-Section 1, and Schedule B-Section 2. This Commitment is of no force and effect unless all schedules are included, along with any Rider pages incorporated by reference in the insert pages.

Original       Home Office Copy       Agent's Copy       Plant Copy